



MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-
Clerk of the Board of Supervisors
383 Kenneth Hahn Hall of Administration
Los Angeles, California 90012

At its meeting held January 22, 2008, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Project No. R2005-01996-(5), Conditional Use Permit Case No. 200500118-(5), and Negative Declaration, to authorize the construction, operation and maintenance of a 28-unit senior citizen apartment complex comprised of two three-story buildings with at grade parking in the C-1-DP zone located at 8946 - 8950 Duarte Rd., in the unincorporated area of East Pasadena - East San Gabriel Community Standards District in the South Santa Anita - Temple City Zoned District, applied for by Roger Van Wert on behalf of Francis L Norman's Nursery, as further described in the attached letter dated September 25, 2007 from the Director of Planning. (Appeal from Regional Planning Commission's approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Anita Guterrez, representing the Department of Regional Planning testified. Roger Van Wert, Theodore P. Norman, Sanjeev Pawar, Jim Dods, John Wei-Jia Feng and Ignacio Cano addressed the Board. No correspondence was presented.

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Supervisor Antonovich made the following statement:

“This infill project will provide much-needed senior housing in the San Gabriel Valley. When sensitively designed, projects like these can be an asset to existing neighborhoods without adversely impacting residents living in adjoining single-family homes.

“Since the Regional Planning Commission hearing, my office has worked with neighbors who live on Sultana Avenue to better understand their concerns about density, height, parking, and viewsheds. Based upon these conversations, it appears that several modifications to the Commission action are warranted. These revisions will protect the privacy of neighboring residents, minimize any on-street parking impacts, and promote buildings that are more in keeping with the scale of surrounding development.”

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, unanimously carried (Supervisor Yaroslavsky being absent), the Board closed the hearing and took the following actions:

1. Approved and adopted the Negative Declaration prepared for the project; certified its completion, and determined that there is no substantial evidence that the project will have a significant impact upon the environment; and that the Negative Declaration reflects the independent judgment and analysis of the County;
2. Indicated its intent to approve Project No. R2005-01996-(5), Conditional Use Permit Case No. 200500118-(5); and
3. Instructed County Counsel to prepare the necessary findings and conditions, with the following revisions to the conditions previously approved by the Regional Planning Commission:
 - A maximum of twenty-five (25) senior citizen apartments;

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- The height of both buildings shall not exceed two (2) stories;
- The height of both buildings shall not exceed twenty-six feet (26');
- A minimum of twenty-eight (28) parking stalls shall be provided;
- The first floor of the westerly building shall be set back a minimum of thirteen and one-half feet (13'-6") from the property-line adjoining single-family homes to the west on Sultana Avenue;
- The second floor of the westerly building shall set back a minimum of eighteen feet (18') from the property-line adjoining single-family homes to the west on Sultana Avenue; and
- The trash enclosure shall be re-located to the east side of the driveway.
- The "Revised Exhibit A" shall incorporate these revised conditions.

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Attachments

Copies distributed:

Each Supervisor
County Counsel
Director of Planning
Director of Public Works
Roger Van Wert
Theodore Norman
Sanjeev Pawar
Jim Dods
John Wei-Jia Feng
Ignacio Cano
Fred Wu